

5 The Beeches, Woodville, Glanmire, Cork **BER B3**



Excellent four bedroom end of terrace property consisting of a reception hallway, guest w.c., living room, open plan kitchen/dining and a walk-in storage unit on the ground floor.

The first floor boasts three spacious bedrooms, en-suite and the main family bathroom while the second floor accommodates the main bedroom suite with en-suite bathroom.



AMV €275,000

PSRA Licence No. 002584

Accommodation

- Reception Hallway 5.3m x 1.89m
- Guest W.C
- Living Room 4.68m x 4.77m

The reception hallway has tiled flooring, one window to the side of the property, one centre light piece, one smoke alarm, one thermostat control for the heating, one radiator, two power points, two phone points and one alarm control point.

The guest w.c. has a two piece suite with impressive tiling. Features include one centre light piece, one wall mounted light piece, one radiator and one window to the front of the property.

A spacious main living room that has one window to the front of the property. The area has superb solid timber flooring, impressive fireplace with gas insert, one centre light piece, one large radiator, six power points, two television points and one telephone point.



- Kitchen/Dining 3.6m x 6.7m

A superb open plan kitchen/dining area that features a modern fitted kitchen with high-gloss units at eye and floor level accompanied by a granite worktop counter and tiled splash back. The area has tiled flooring throughout, two windows to the rear of the property and a PVC door with glass paneling allows access to the rear garden. The area has two centre light pieces, one large radiator and extensive dining space. The kitchen includes an integrated washer/drier, oven, hob, extractor fan and fridge freezer.



- Walk-in Storage Unit
Located off the kitchen this unit has tiled flooring, two power points and venting for a drier if required.
 - Stairs and landing- first floor
The stairs and landing have newly fitted carpet flooring, one window to the side of the property and one centre light piece.
 - Bedroom 1 3.4m x 4.22m
A large double bedroom with feature window from floor to ceiling that overlooks the front of the property. The room has new carpet flooring, impressive décor, one centre light piece, one large radiator, six power points, one television point and one thermostat control for the heating. The room has a walk-in wardrobe with extensive built-in storage and an en-suite.
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- En Suite 1
The en-suite features a three piece suite, tiling throughout, one centre light piece, one wall mounted light piece, one extractor fan and one radiator.
 - Bedroom 2 3.6m x 4.6m
A large double bedroom that has two windows overlooking the rear garden. The room has new carpet flooring, built-in units from floor to ceiling, one large radiator, one centre light piece and four power points.
 - Bedroom 3 2.29m x 2.83m
A single room that has one window to the front of the property. The room has carpet flooring, one centre light piece, one radiator, six power points and one telephone point.
 - Main Bathroom 2.4m x 2.0m
The main bathroom features a four piece suite and is tiled throughout. The bathroom has one window to the rear of the property, one centre light piece, one wall mounted light piece and one radiator.
 - Stairs and landing- second floor
The stairs and landing have been fitted with new carpet flooring throughout. The landing area has one Velux window to the rear of the property and a walk-in hot press area which is shelved for storage. An additional staircase from this landing area allows access to a walk-in storage area.
 - Main Bedroom Suite 5.64m x 4.64m
A superb main bedroom suite features four Velux windows to the rear of the property which flood the area with natural light. This room is set over two levels. The entrance level has carpet flooring, built-in units from

floor to ceiling, two power points and one radiator. A staircase from here allows access to the raised bedroom area. This section has six power points, carpet flooring, one radiator, one centre light piece and an en-suite bathroom is accessed from here.



- En-Suite 2

The en-suite bathroom has a two piece suite with a double corner shower area. The room has impressive tiling throughout, one centre light piece and one radiator.

Features

- 1,679 Sq Ft/ 156 Sq M
- Year Built 2006
- BER B3
- South-facing aspect
- Modern fitted kitchen
- New carpet flooring throughout
- Four spacious bedrooms
- Two en-suite bathrooms
- Gas fired central heating
- Double glazed windows

Directions

Please see Eircode T45 TK27 for directions.



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The above details are for guidance only and do not form part of any contract. They have been prepared with care but we are not responsible for any inaccuracies. All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith.



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